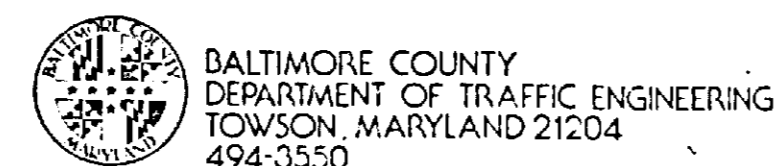


Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 3rd day of April, 1985, that the herein Petition for Variance(s) to permit a side yard setback of 45 feet instead of the required 50 feet for the construction of a dwelling with an attached two-car garage, is GRANTED, in accordance with the plan submitted, from and after the date of this Order.

Joan M. H. Jung
Deputy Zoning Commissioner of
Baltimore County



STEPHEN E. COLLINS
DIRECTOR

February 28, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 210, 212, 213, 214, 215, 216, 217, 218, and 219 ZAC-Meeting of
February 3, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

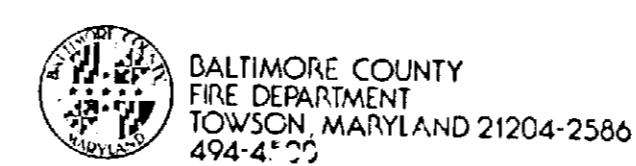
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 210, 212, 213, 214, 215, 216, 217, 218, and 219.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm

3/26
85-263-A



PAUL H. RENCKE
CHIEF

February 11, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: John Corasaniti, et al
Location: NW/Cor. Knollcrest Rd. and Crestknoll Rd.

Item No.: 212 Zoning Agenda: Meeting of 2/5/85

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

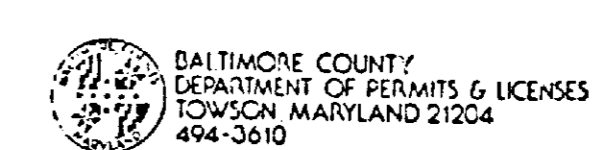
(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy. 1981 Edition.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *Roy W. Kemmer* Noted and Approved: Roy W. Kemmer
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



February 26, 1985

TED ZAKS, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 212 Zoning Advisory Committee Meeting are as follows:

Property Owner: John Corasaniti, et al
Location: NW/Cor. Knollcrest Road and Crestknoll Road
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side yard setback of 45' in lieu of the required 50'.

Acres: 164/174 x 231/231
District: 8th.

The items checked below are applicable:

() All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 ~~and other applicable codes~~ and other applicable codes.

(X) A building & other _____ permit shall be required before beginning construction.

(X) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, line 2, Section 1007 and Table 1002, also Section 501.2.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

I. Comments _____

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

BALTIMORE COUNTY, MARYLAND

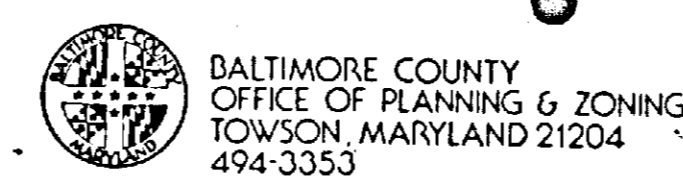
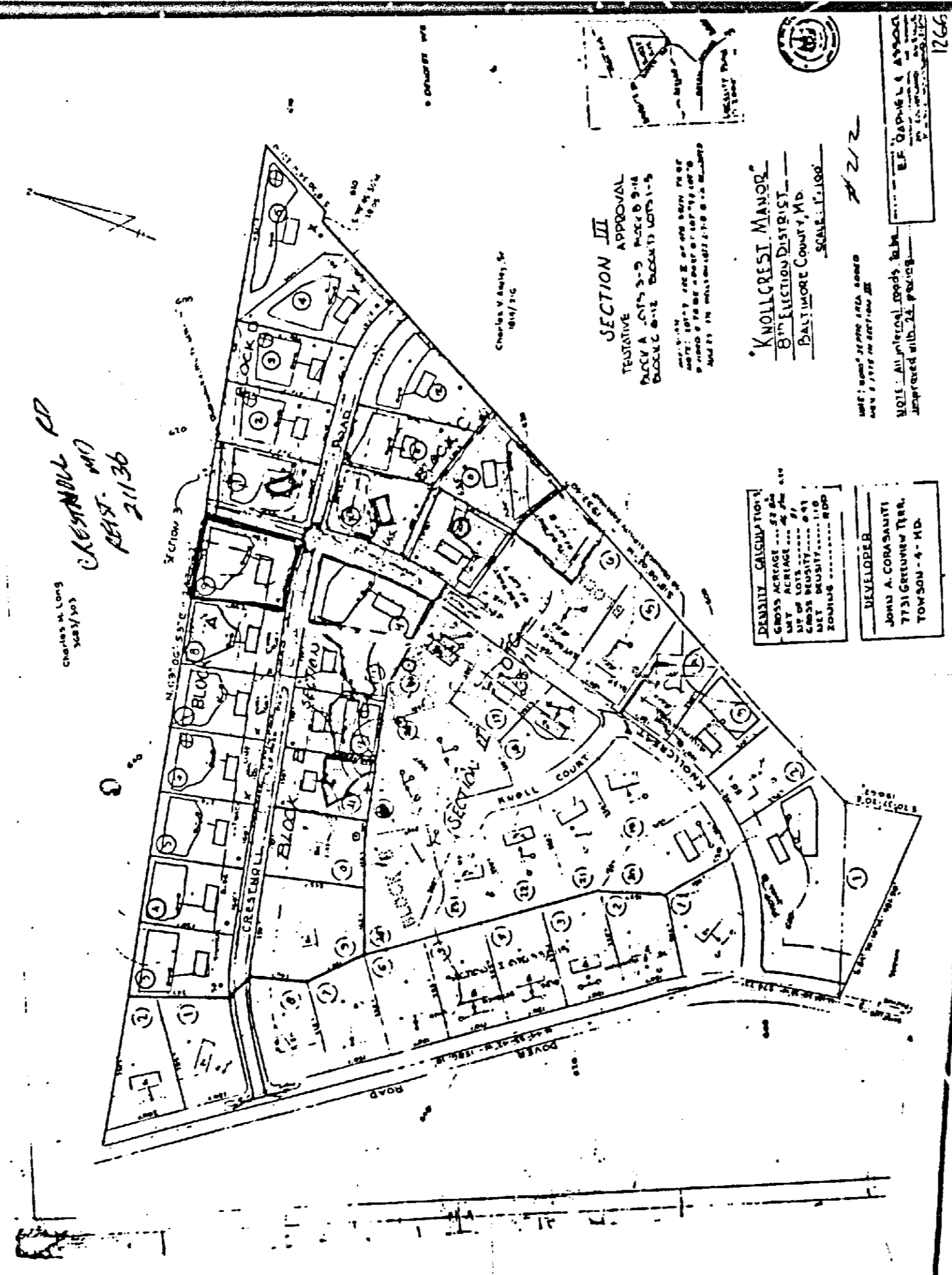
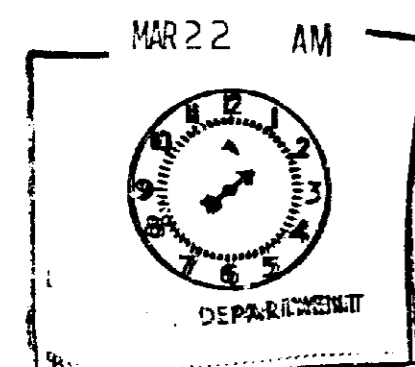
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
Zoning Commissioner
TO: _____ Date: March 21, 1985
Norman E. Gerber, Director
Office of Planning and Zoning
FROM: _____
SUBJECT: Zoning Petitions Nos. 85-261-A, 85-263-A, 85-264-A,
85-265-A, 85-267-A, 85-269-A

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:slm



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 3, 1985

Mr. Martin V. Deise
8420 Allison Lane
Baltimore, Maryland 21237

RE: Petition for Variance
NW/Corner Knollcrest and
Crestknoll Roads
John Corasaniti, et al-Petitioners
Case No. 85-263-A

Dear Mr. Deise:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

Joan M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:eh

cc: People's Counsel

PETITION FOR VARIANCE

8th Election District

LOCATION: Northwest corner Knollcrest Road and Crestknoll Road

DATE AND TIME: Tuesday, March 26, 1985 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 45 ft. instead of the required 50 ft.

Being the property of John Corasaniti, et al as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

ZONING DESCRIPTION

Being Lot 9, Block "A", Section III, located on the Northwest corner of Knollcrest and Crestknoll Roads in the residential subdivision known as Knollcrest Manor. Recorded in the land records in Liber EHK, Jr. 40, Folio 87 in the 8th Election District.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

March 21, 1985

Mr. Martin V. Deise
8420 Allison Lane
Baltimore, Maryland 21237

RE: Petition for Variance
NW/cor. Knollcrest and Crestknoll Rds.
John Corasaniti, et al - Petitioners
Case No. 85-263-A

Dear Mr. Deise:

This is to advise you that \$47.30 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 005337

DATE 3-26-85 ACCOUNT 01-15-1-1

AMOUNT \$ 47.30

RECEIVED FROM Martin Deise

FOR Posting & Adm. 85-263-A

John Corasaniti, et al

VALIDATION OR SIGNATURE OF CASHIER

erely,

OLD JABLON
ing Commissioner

Mr. Martin V. Deise
8420 Allison Lane
Baltimore, Maryland 21237

February 28, 1985

NOTICE OF HEARING

RE: Petition for Variance
NW/cor. Knollcrest and Crestknoll Roads
John Corasaniti, et al - Petitioners
Case No. 85-263-A

TIME: 9:30 a.m.

DATE: Tuesday, March 26, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 003195

DATE 3/23/85 ACCOUNT P-01-615-000

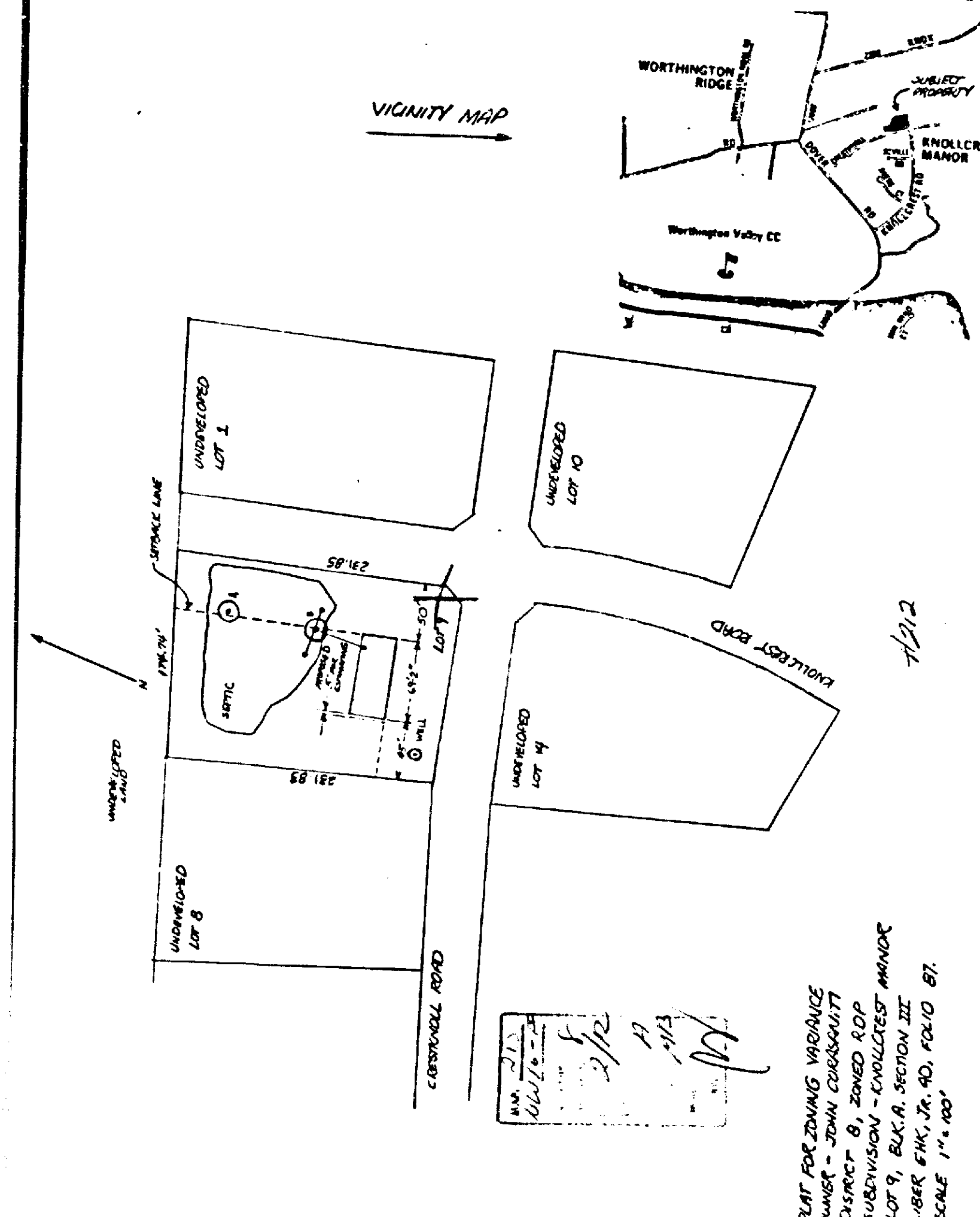
AMOUNT \$ 35.00

RECEIVED FROM Martin Deise

FOR Signage for Room 106

VALIDATION OR SIGNATURE OF CASHIER

VICINITY MAP



CERTIFICATE OF PUBLICATION

TOWSON, MD., March 7, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 7, 1985.

85-263-A
THE JEFFERSONIAN,

[Signature]
Publisher

Cost of Advertising

\$18.00

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

85-263-A

District 8th Date of Posting 3-8-85

Posted for: Variance

Petitioner: John Corasaniti, et al

Location of property: NW/cor. of Knollcrest & Crestknoll Roads

Location of Sign: NW/cor. of Knollcrest and Crestknoll Roads

Remarks: A.J. Jablon

Posted by: A.J. Jablon Signature Date of return: 3-15-85

Number of Signs: 1

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., Mar. 7, 1985

THIS IS TO CERTIFY that the annexed Reg. #L70382 P.O. #63089 was published for one (1) day previous to the 7th day of March, 1985, in the

- ☐ Carroll County Times, a daily newspaper published in Westminster, Carroll County, Maryland.
- ☐ South Carroll Herald, a weekly newspaper published in Eldersburg, Carroll County, Maryland.
- ☒ Community Times, a weekly newspaper published in Reisterstown, Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Per: *[Signature]*

PETITION FOR VARIANCES

LOCATION: Northwest corner Knollcrest Road and Crestknoll Road
DATE AND TIME: Tuesday, March 26, 1985 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
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Being the property of John Corasaniti, et al as shown on plat filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY